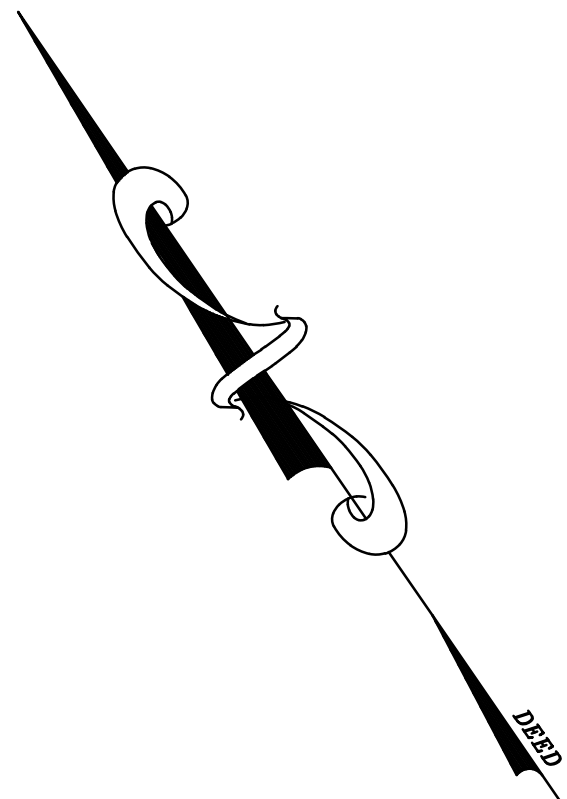


NEW JERSEY STATE HIGHWAY ROUTE NO. 440
(112.00' R.O.W.)

VIRGINIA AVENUE
(60.00' R.O.W.)

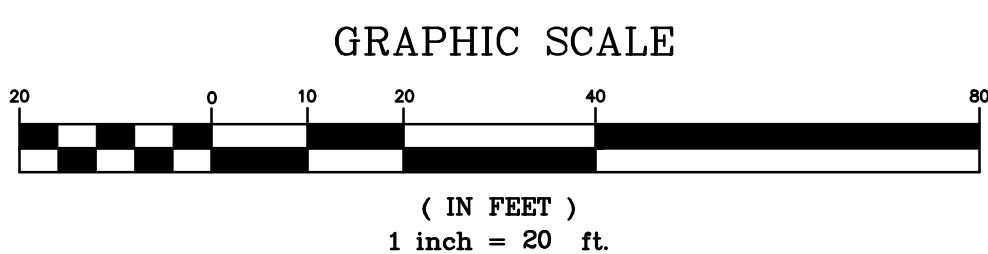
ONE STORY
MASONRY BUILDING
COMMERCIAL (BRICK)

LOT 1
AREA (LOT 1)
23,675 SQ. FT.
0.544 ACRES

LOT 2
AREA (LOT 2)
6,080 SQ. FT.
0.140 ACRES

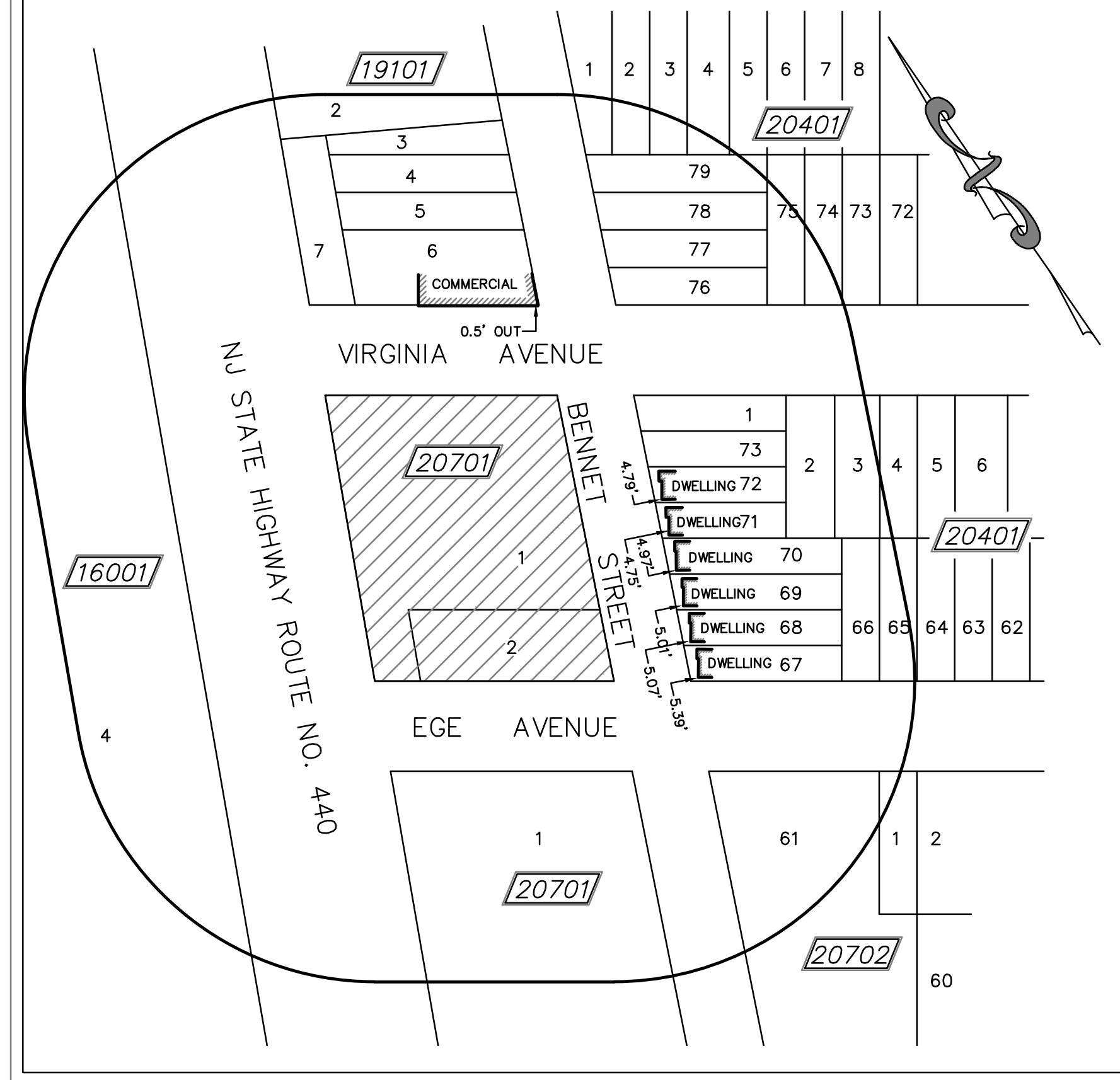
EGE AVENUE
(60.00' R.O.W.)

BENNET STREET
(50.00' R.O.W.)



- LEGEND**
- | | | |
|------------------------|---|-------|
| PROJECT BOUNDARY LINE | + | 53.25 |
| OVERHEAD WIRES | ⊗ | 53 |
| CURB LINE | ⊗ | 53 |
| DROP CURB | ⊗ | 53 |
| MANHOLE-TELEPHONE | ⊗ | 53 |
| MANHOLE-PUBLIC SERVICE | ⊗ | 53 |
| MANHOLE (SEWER) | ⊗ | 53 |
| CATCH BASIN | ⊗ | 53 |
| INLET | ⊗ | 53 |
| WATER VALVE | ⊗ | 53 |
| GAS VALVE | ⊗ | 53 |
| UNMARKED VALVE | ⊗ | 53 |
| OIL FILL CAP | ⊗ | 53 |
| FIRE HYDRANT | ⊗ | 53 |
| SIGN POST | ⊗ | 53 |

- LIGHT POST
UTILITY POLE
UTILITY POLE WITH LIGHT
SPOT ELEVATION
EXISTING CONTOUR LINE
HEDGE LINE
TREE
FENCE (METAL)
FENCE (WOOD OR VINYL)
ASPHALT
CONCRETE
SLATE



200' RADIUS MAP
(NOT TO SCALE)

NOTES:

1. LOCATIONS AND TYPES OF UTILITIES SHOWN HEREON ARE DERIVED FROM FIELD LOCATION AND UTILITY MAP LOCATION. PRIOR TO ANY EXCAVATION CONTACT THE CITY OF JERSEY CITY ENGINEER'S OFFICE, SEWER, WATER AND TRAFFIC DEPARTMENT, N.J. BELL TEL. CO., AND PUBLIC SERVICE ELECTRIC & GAS CO.

FOR LOCATION, DEPTH AND MARK-OUT OF UTILITIES YOU MUST CALL 800-272-1000

2. STANDARD COVER FOR GAS: 3.0' +/- AVERAGE.

3. STANDARD COVER FOR WATER: 4.0' +/- AVERAGE.

4. ALL ELEVATIONS AND CONTOURS SHOWN ARE EXISTING AND ARE BASED ON NAVD 1988 DATUM

5. THIS SURVEY IS SUBJECT TO THE FACTS AND FINDINGS OF A COMPLETE TITLE SEARCH.

6. THIS SURVEY IS NOT VALID UNLESS SIGNED AND SEALED BY THE LICENSED SURVEYOR.

				LOT AREA	
				29,755 SQ. FT. OR 0.683 ACRES	
				DRAWN BY : RO	CHECKED BY: VB
				DATE: 4/30/2020	SCALE: 1" = 20'
				JOB NO.: 1506-46	
NO.	DATE	DESCRIPTION	BY		

BOUNDARY & TOPOGRAPHIC SURVEY
OF LANDS LOCATED AT
11 BENNET STREET
LOTS 1 & 2 IN BLOCK 20403 ON TAX MAPS OF
CITY OF JERSEY CITY HUDSON COUNTY NEW JERSEY

THIS SURVEY IS CERTIFIED TO AND PREPARED FOR:
MYNENI PROPERTIES, LLC

I, VALERY BRAGINSKY, PLS, CERTIFY THAT THE SURVEY OF LANDS SHOWN HEREON WAS PERFORMED AT THE PROPERTY UNDER MY DIRECT SUPERVISION ON THE DATE LISTED ON THIS SURVEY MAP. THIS CERTIFICATION IS MADE ONLY TO THE NAMED PARTIES FOR PURPOSE OF MUNICIPALITY SUBMITTAL, PURCHASE AND/OR MORTGAGE FROM LENDER AS NAMED. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO AND OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY. THIS SURVEY IS INVALID WITHOUT THE EMBROSSED SEAL OF THE SURVEYOR. SUBJECT TO ALL EASEMENTS OR RIGHT-OF-WAY OF RECORD.

VALERY BRAGINSKY, PLS
NJ LICENSE NO. 43217
BRAGINSKY SURVEYING, LLC
2 AUSTIN AVENUE, ISELIN, NJ 08830
TEL. (732) 326-9090 FAX (866) 464-8910

